

**FOR SALE** Available Immediately



# 2701 North Point Road






Dundalk, MD 21222

## Overview

Shopping Center available for sale in the heart of Dundalk. The property has excellent visibility to North Point Road and sits less than .5 miles away from the Walmart anchored North Point Shopping Center. The Walmart will be one of six locations in Maryland that will be renovated to expand its grocery delivery and pickup services. This is a great investment opportunity for anyone seeking a 1031 exchange or value add property.

## Quick Facts

<b>Availability</b>	Immediate
<b>Size</b>	12,839 square feet
<b>Zoned</b>	Business Local (BL-CCC)
<b>Asking Price</b>	\$1,200,000
<b>Co-Tenants</b>	North Point Diner, Warehouse Tile & Carpet, Dejavu Salon & Spa, Hammer Home Improvement

2022 Demographics	1 mile	3 miles	5 miles
 POPULATION	<b>12,152</b>	<b>100,278</b>	<b>243,216</b>
 HOUSEHOLDS	<b>4,614</b>	<b>38,786</b>	<b>94,827</b>
 AVG. HH INCOME	<b>\$76,664</b>	<b>\$71,835</b>	<b>\$82,714</b>
 DAYTIME POPULATION	<b>6,736</b>	<b>37,943</b>	<b>101,060</b>
 TRAFFIC COUNT	<b>9,045 AADT</b> (North Point Road)	<b>4,714 AADT</b> (German Hill Road)	



# WALMART ANNOUNCES \$29M INVESTMENT IN MARYLAND TO EXPAND GROCERY DELIVERY, PICKUP SERVICES

April 10, 2019 - The Baltimore Sun

Walmart announced that it will invest an estimated \$29 million in Maryland stores to renovate some locations and expand its grocery delivery and pickup services.

The retail chain wrote in a news release Wednesday that some of the money will be used to remodel six stores, as well as expand the number of services offered at its Maryland locations. The renovations will be made at locations in Cambridge, Cockeysville, Dundalk, Easton, Elkton and Fallston, the company wrote.

The chain wrote that more than 10 stores will feature its grocery pickup option by the end of the year, allowing people to shop online and pick up their groceries all at once at the store.

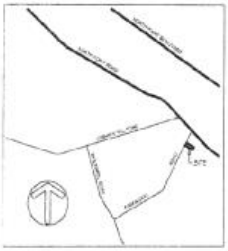
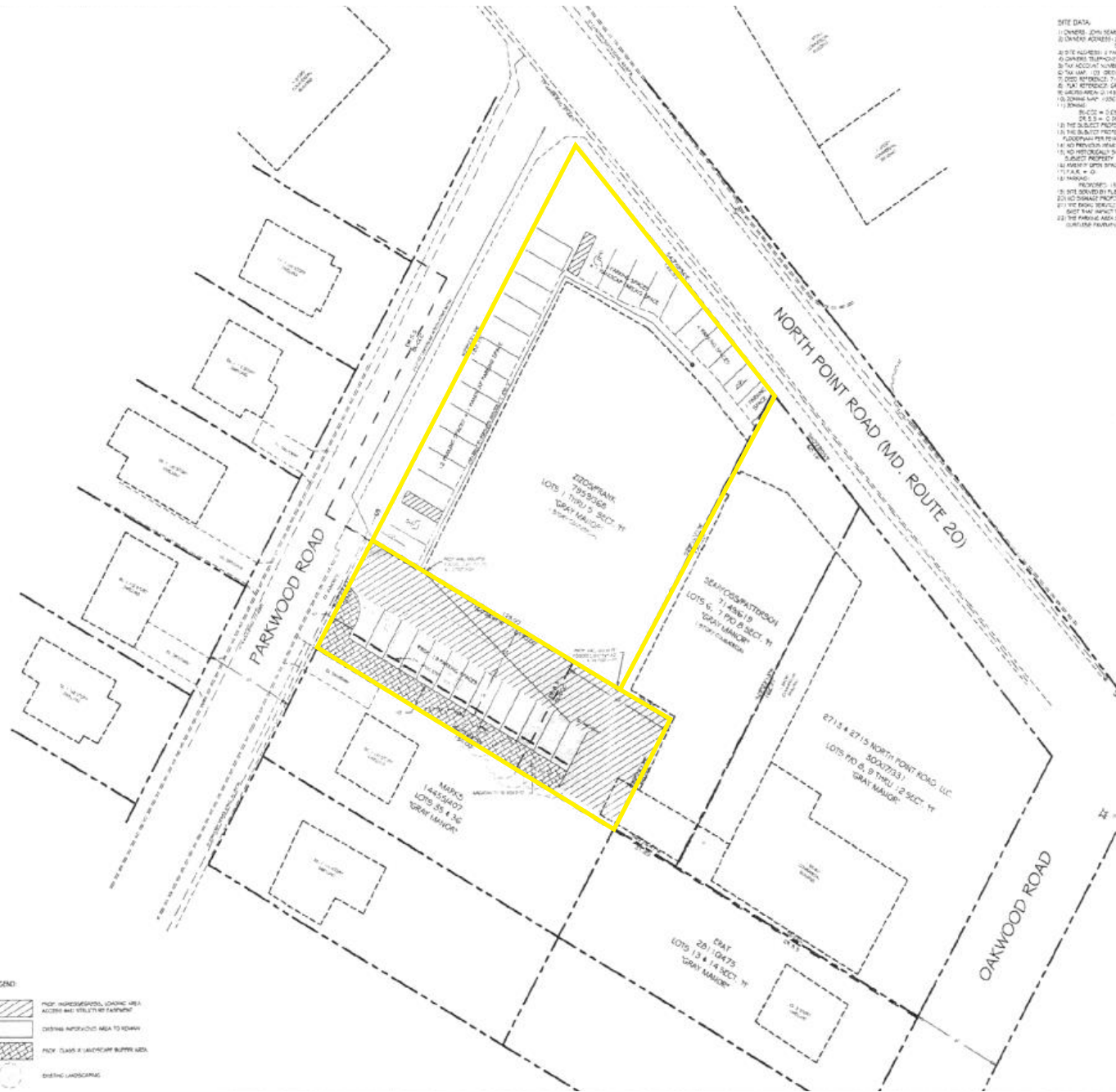
In addition, the chain says 12 stores will also offer grocery delivery services for shoppers to have their goods delivered to their home after shopping online.

The company said it will also offer two new "Pickup Towers," which are "16-foot tall, high-tech vending machines capable of fulfilling a customer's order in less than a minute once they arrive at the store."



<https://www.baltimoresun.com/business/bs-md-walmart-maryland-20190409-story.html>





- LEGEND:**
- PROF. IMPROVEMENT, LOADING AREA, ACCESS AND UTILITY W/ EXISTING
  - DISTING. IMPROVEMENT AREA TO REMAIN
  - PROF. CLEAR & LANDSCAPE BUFFER AREA
  - EXISTING LANDSCAPE

**SITE DATA:**

- 1. OWNER: JOHN SEYMOUR & CHARLES HINTER
- 2. OWNERS ADDRESS: 2107 HONEYCUT BLVD BALTIMORE, MARYLAND 21222
- 3. SITE ADDRESS: 7 PARKWOOD ROAD
- 4. OWNERS TRACTID NO.: 43-13-163-004A
- 5. PARCEL ACCESS NUMBER: 43-001-1231
- 6. TAX MAP: 03, 0301, 2, PARCELS 431, 431.1, 431.17, 431.36, 4301, 17
- 7. ZONE REFERENCED: T-45B-1R
- 8. TAX REFERENCE: CAPT. MARKON EGG
- 9. UNDERGROUND UTILITIES: 118 FEET
- 10. ZONING MAP: 10367
- 11. ZONE: T-45B-1R
- 12. LOT: 5.026 ACRES
- 13. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LOCAL FLOODPLAIN PER FEMA.
- 14. NO PREVIOUS EASEMENTS OR EMBLETS.
- 15. NO HISTORICALLY SIGNIFICANT STRUCTURES ON THE SUBJECT PROPERTY.
- 16. EXISTING OPEN SPACE: NONE REQUIRED.
- 17. TRAIL: 0
- 18. PARKING: REQUIRED: 18 SPACES.
- 19. SITE SERVED BY PUBLIC WATER AND SEWER.
- 20. NO DRAINAGE PROBLEMS.
- 21. THE EXISTING SERVICE LINES INDICATED SHALL NO UTILITIES LOCATED NEAR THE SUBJECT SITE.
- 22. THE PARKING AREA SHALL BE CONSTRUCTED WITH DURABLE CURB/EDGE PAVEMENT SURFACE.

- SPECIAL PARKING REQUESTS:**
- 1. A MODIFIED PARKING SPACE AND LOADING SPACE PLAN IN ACCORDANCE WITH SECTION 400-1-2.2 AND/OR, IN THE ALTERNATIVE.
  - 2. TOY WITH PARKING SPACES, PARKING OTHER THAN RESIDENTIAL, AND LOADING WITHIN THE LOT BOUNDARY TO MAINTAIN A MINIMUM OF 20 FEET FROM THE SUBJECT SITE IN ACCORDANCE WITH SECTION 439-7-3.1 AND
  - 3. A USE TREATY FOR THE USE OF LAND IN A RESIDENTIAL ZONE MAY BE REQUIRED TO MEET THE REQUIREMENTS OF SECTION 400-1-2.2 OF THE SUBJ. PLAN, UNLESS THE USE OF THE ZONE AND
  - 4. TO ALLOW ACCESS THROUGH A RESIDENTIAL ZONE FOR A COMMERCIAL USE IN ACCORDANCE WITH THE ZONING COMPREHENSIVE PLAN 10-10-10.
  - 5. SUCH OTHER AND FURTHER BEYOND AS MAY BE DEMAND AS TREATY BY THE ADMINISTRATIVE LAW BOARD FOR BALTIMORE COUNTY.

- VARIANCE REQUESTS:**
- 1. TO ALLOW A 10 FOOT BUFFER AND SETBACK AS SET BY THE REQUIRED 20 FOOT BUFFER AND THE 25 FOOT SETBACK IN ACCORDANCE WITH SECTION 10-1-1, 10-1-2 & 10-1-3.
  - 2. SUCH OTHER AND FURTHER BEYOND AS MAY BE DEMAND AS TREATY BY THE ADMINISTRATIVE LAW BOARD FOR BALTIMORE COUNTY.
- NOTE: THE ENTIRE OR A SUBSTANTIAL PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE

- PARKING NOTES:**
- 1. THE PARKING FACILITY SHALL BE SUBJECT TO THE REQUIREMENTS AS STATED IN SECTION 400-1-2.2 OF THE SUBJECT SITE'S ZONING COMPREHENSIVE PLAN 10-10-10.
  - 2. THE PARKING FACILITY SHALL BE CONSTRUCTED OF A DURABLE AND SUFFICIENT SURFACE AND SHALL BE PROPERLY DRAINAGE AS WELL AS TO MEET ANY LANDSCAPE CONDITIONS.

**PETITIONER'S**  
EXHIBIT NO. 4

**GRAPHIC SCALE**

( 100 FEET )  
1 INCH = 25 FT.







# Market Aerial

2701 North Point Road / Dundalk, MD 21222

# Interested? Contact:

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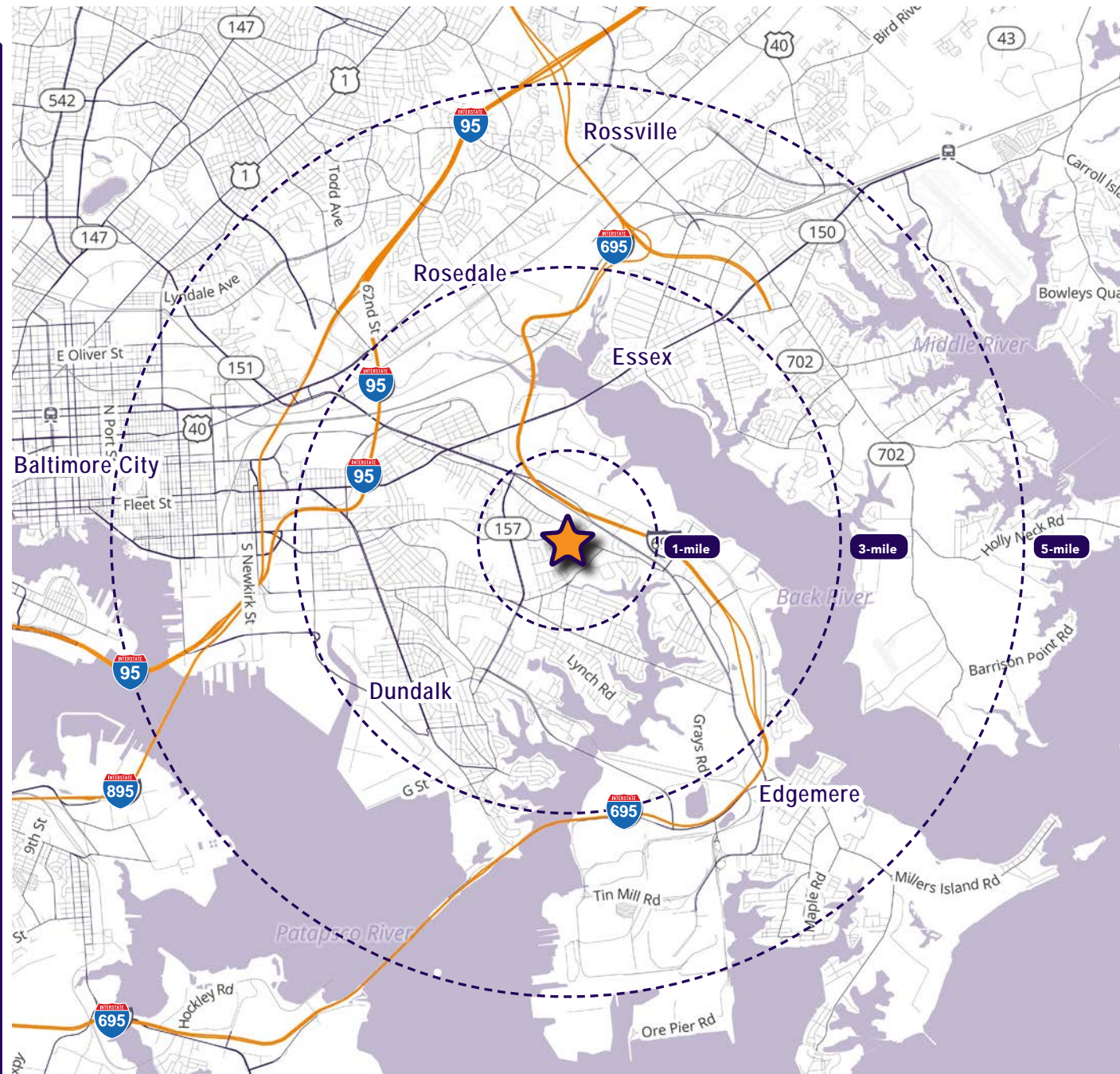
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